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MINUTES OF RDA SPECIAL MEETING – AUGUST 18, 2009

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THE WEST VALLEY CITY REDEVELOPMENT AGENCY MET IN SPECIAL REGULAR SESSION ON TUESDAY, AUGUST 18, 2009, AT 6:54 P.M., IN THE COUNCIL CHAMBERS, WEST VALLEY CITY HALL, 3600 CONSTITUTION BOULEVARD, WEST VALLEY CITY, UTAH. THE MEETING WAS CALLED TO ORDER BY CHAIRMAN RUSHTON.

THE FOLLOWING MEMBERS WERE PRESENT:

Corey Rushton
Russ Brooks
Carolynn Burt
Joel Coleman
Dennis J. Nordfelt
Steve Vincent
Mike Winder

Wayne Pyle, Chief Executive Officer
Sheri McKendrick, Secretary

STAFF PRESENT:

Paul Isaac, Assistant City Manager
Kevin Astill, Parks and Recreation Director
Nicole Cottle, CED Director
Jim Welch, Finance Director
John Evans, Fire Chief
Russell Willardson, Public Works Director
Anita Schwemmer, Acting Police Chief
Frank Lilly, CED Department
Mark Nord, CED Department
Aaron Crim, Administration
Jake Arslanian, Public Works Department

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OPENING CEREMONY

The Opening Ceremony was previously conducted by Russ Brooks who discussed e-mails from golf course staff regarding daily specials at the snack bar. It was a pleasure seeing residents and staff enjoying good food at a great price.

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RESOLUTION NO. 09-18, DESIGNATE AN URBAN RENEWAL SURVEY AREA KNOWN AS THE “GRANGER CROSSINGS URBAN RENEWAL SURVEY AREA” AND AUTHORIZE A STUDY OF SAID SURVEY AREA TO DETERMINE WHETHER ONE OR MORE URBAN RENEWAL PROJECTS WITHIN THE SURVEY AREA ARE FEASIBLE AND WHETHER BLIGHT EXISTS WITHIN THE SURVEY AREA

Chief Executive Officer, Wayne Pyle, presented proposed Resolution No. 09-18 which would designate an urban renewal survey area known as the “Granger Crossings Urban Renewal Survey Area” and authorize a study of said survey area to determine whether one or more urban renewal projects within the survey area would be feasible and whether blight existed within the survey area.

Mr. Pyle stated creation of the survey area would be the first step in the process of establishing a redevelopment project area. He indicated that through the survey process the Agency would 1) attempt to determine the extent to which physical and economic blight may exist, and 2) attempt to determine the feasibility of development projects within the area designated on the map distributed to the Board in the informational packets.

The Chief Executive Officer indicated the proposed survey area was one of the major entrances to the City and was also the heart of the downtown. He stated the area was currently in a state of decline as exhibited by poor property maintenance, falling commercial activity, and negative perceptions forming regarding the area as an undesirable downtown gateway. He explained it was anticipated a concerted redevelopment effort would reverse the negative trends and serve as a catalyst for the subsequent revitalization of both commercial and residential uses in the area. He stated participation of the Agency might be needed to assemble parcels for redevelopment, provide infrastructure improvements or provide incentives to existing property owners who would like to revitalize their respective properties.

Mr. Pyle further reviewed the proposed Resolution and answered questions from members of the Board. He distributed a new map (Exhibit A) with amended boundaries outlined in red per the discussion held previously in the West Valley City Council Study Meeting.

Mr. Brooks stated several property owners in the area had requested the blight study.

After discussion, Mr. Nordfelt moved to substitute the new map with amended boundaries as outlined in red on that document, relating to proposed Resolution No. 09-18. Mr. Coleman seconded the motion.

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A roll call vote was taken:

Mr. Vincent	Yes
Mr. Brooks	Yes
Mr. Coleman	Yes
Ms. Burt	Yes
Mr. Nordfelt	Yes
Mr. Winder	Yes
Chairman Rushton	Yes

Unanimous.

After further discussion, Mr. Winder moved to approve Resolution No. 09-18, a Resolution of the Board of Directors of the Redevelopment Agency of West Valley City, Utah, Designating an Urban Renewal Survey Area Known as the “Granger Crossings Urban Renewal Survey Area” and Authorizing a Study of Said Survey Area to Determine Whether One or More Urban Renewal Projects Within the Survey Area Are Feasible and Whether Blight Exists Within the Survey Area. Mr. Coleman seconded the motion.

A roll call vote was taken:

Mr. Vincent	Yes
Mr. Brooks	Yes
Mr. Coleman	Yes
Ms. Burt	Yes
Mr. Nordfelt	Yes
Mr. Winder	Yes
Chairman Rushton	Yes

Unanimous.

THERE BEING NO FURTHER BUSINESS OF THE REDEVELOPMENT AGENCY OF WEST VALLEY CITY, THE SPECIAL REGULAR MEETING OF TUESDAY, AUGUST 18, 2009, WAS ADJOURNED AT 6:57 P.M., BY CHAIRMAN RUSHTON.

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I hereby certify the foregoing to be a true, accurate and complete record of the proceedings of the Special Regular Meeting of the West Valley City Redevelopment Agency held Tuesday, August 18, 2009.

Sheri McKendrick, MMC
Secretary

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